Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

10/5 Serra Close Langwarrin VIC 3910

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	or range between	\$545,000	&	\$585,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$410,000	Property type		Land		Suburb	Langwarrin
Period-from	01 Dec 2019	to	30 Nov 2020 Source			Corelogic	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
5/135 Union Road Langwarrin VIC 3910	\$570,000	23-May-20
214 North Road Langwarrin VIC 3910	\$580,000	21-Aug-20
5/160 Warrandyte Road Langwarrin VIC 3910	\$600,000	15-Oct-20

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 09 December 2020

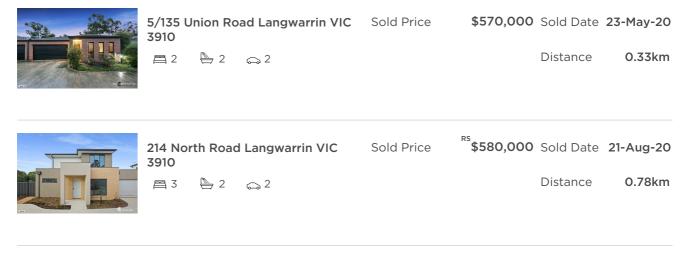


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5/160 Warrandyte Road Langwarrin Sold Price VIC 3910				\$600,000	Sold Date	15-Oct-20
	2	a 2			Distance	0.93km

Notes from your agent SOLD FOR \$600,000

RS = Recent sale UN = Undisclosed Sale

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